

Baton Rouge Brownfields Program

2000-2020



Baton Rouge Brownfields Program

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CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION

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CONTENTS

Baton Rouge Brownfields Program	1
Case Studies	5
Baton Rouge Brownfield Sites and Leveraged Results	11
Brownfield Site Map	15

FRONT COVER: The Commerce Building was once a vacant, multi-story commercial building in the heart of Downtown Baton Rouge. The 2010 Brownfield's assessment grant funded a Phase II and Clean up planning which abated asbestos, lead based paint, PCB's and mercury. Today, the building is back in use as a mix of residential and commercial uses, including Downtown's only grocery store, with a total leveraged funding of \$12.7 million.

BATON ROUGE BROWNFIELDS PROGRAM

Introduction

The U.S. Environmental Protection Agency's (EPA) Brownfields Economic Redevelopment Initiative was created to empower states, federally recognized Indian tribes, local governments, communities, and other stakeholders involved in economic redevelopment to work together in a timely manner to prevent, assess, and safely cleanup brownfields in order to facilitate their sustainable reuse. As part of this Initiative, EPA awarded the City of Baton Rouge-Parish of East Baton Rouge funding assistance to establish a Brownfields Assessment Demonstration Pilot. The Brownfield pilot program was the foundation of a dynamic land revitalization program that the City of Baton Rouge-Parish of East Baton Rouge Planning Commission has managed for over 20 years resulting in numerous public-private partnerships that collectively place idle properties back into commerce.

Since it was established in 2000, the East Baton Rouge Parish's Brownfields Program has impacted more than 60 sites in Baton Rouge and leveraged \$52,700,000 in redevelopment that led to creation of over 60 new jobs. During this time the program has listed 185

brownfield locations in our site inventory, and has carried out over 80 environmental assessments, including Site Environmental Review, Phase I, Phase II, and Risk Evaluation/Corrective Action Program (RECAP) evaluations. In partnership with several local community organizations, the Baton Rouge Brownfield Program continues to play a critical role in finding reuse for blighted and underutilized properties in our community.

What is a Brownfield?

The EPA defines brownfields as "abandoned, idled, or underused industrial and/or commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination." The goal of the brownfields program is to encourage revitalization and reutilization of our communities' urban brownfields.

What We Do

Environmental Site Assessments -- A Phase I environmental site assessment is a report conducted prior to a real estate transaction that identifies potential or existing environmental contamination, both in structures and the underlying soil or groundwater. A Phase II assessment is a report that uses carefully considered environmental sampling to confirm or deny the presence or

BATON ROUGE BROWNFIELDS PROGRAM

extent of environmental contamination on a property, typically either in soil, groundwater, or building materials.

Remediation Planning -- If a property is contaminated, a clean-up plan can be prepared. This report or series of documents will outline specific technical options for remediating a contaminated property.

South Louisiana Brownfields Coalition Revolving Loan Fund -- The City of Baton Rouge is a partner in a regional Revolving Loan Fund that can act as a source of funding for site remediation. The RLF can provide low-interest loans to private groups or individuals, or grants to non-profit and public entities that can serve as gap financing to help a project overcome environmental issues.

Area-wide Assessments -- Working with non-profit and public redevelopment agencies, we develop detailed neighborhood or corridor-scale reports that will identify properties where environmental concerns may complicate reuse or redevelopment.

Technical Consultation -- Through our network of industry leaders in brownfield redevelopment and environmental science, we

provide guidance and suggestions at any stage of a brownfield project.

Eligibility

A site is eligible if it is located within East Baton Rouge Parish, if the property is abandoned or underutilized, and has real or perceived contamination. Perception of even a minor environmental issue such as asbestos or lead paint is generally sufficient. We are able to partner with a wide range of public, private, and non-profit entities to provide the services offered by the program.

To participate in the Baton Rouge Brownfield Program, you should provide us with information about the property's current owner, known past uses, the prospective purchaser of the property, any suspected environmental issues, and the redevelopment intent of the project.

FUTUREBR and Brownfields

Over the span of 18 months, our citizens participated in the creation of FUTUREBR, a new 20-year comprehensive plan for East Baton Rouge Parish and the City of Baton Rouge. Infill development and revitalization of the urban core of Baton Rouge, is at the heart of this plan. The FUTUREBR strategic scenario estimated that 10% of new growth in the Parish would take

BATON ROUGE BROWNFIELDS PROGRAM

the form of infill or redevelopment.

Brownfields redevelopment is explicitly recognized as an integral part of implementing this aspect of the plan.

Objective 6.1 of the Environment and Conservation element of FUTUREBR is “Remediate brownfield sites to prevent further pollution and utilize land for other uses.” The supportive actions for which are to “Continue and expand the highly successful Planning Commission Brownfields Program to encourage infill development and preserve land resources” and “Provide incentives for private sector cooperation to reduce the creation of hazardous wastes, the cleanup of brownfield sites, and the return of land to productive uses while establishing appropriate measures for long term environmental protection.” In the Economic Development element of FUTUREBR, Action Item 3.4.2 instructs our government to “Continue to implement the City-Parish’s Brownfields Program to facilitate private-sector investment in redevelopment of brownfield sites.”

The inclusion of our brownfields program in FUTUREBR demonstrates that the past successes in brownfields redevelopment

have led to our recognition as a critical and integral part of meeting our collective goals as a city and parish.

Small Area Plans

The two adopted small area plans that address infill and redevelopment are **Imagine Plank Road** and the **Scotlandville Comprehensive Community Development Plan**. The Imagine Plank Road Plan recognizes brownfields which “hinder redevelopment and pose a public health hazard.” The plan outlines in great details and renderings the reuse of seven catalytic projects. The Scotlandville plan maps out the high number of blighted buildings and vacant land as a starting point to promote infill redevelopment. Future funding of our Brownfield Program will target these two areas as well as Mid-City, where a 2010 Brownfield study highlighted multiple sites with environmental concerns.

Our Governmental Partners

The US Environmental Protection Agency (EPA) has provided the most important support for our local program through its Brownfield Program grant funding to characterize and inventory our local

BATON ROUGE BROWNFIELDS PROGRAM

brownfield sites. Since 2000, EPA has provided \$1.7 million in grant funding for these purposes. The Baton Rouge Brownfields Program has leveraged these assessment funds into over \$52,700,000 in redevelopment and retained and created over 60 full-time jobs.

The Baton Rouge Brownfields Program maintains a close working relationship with the **Louisiana Department of Environmental Quality (LDEQ)**. We have a long standing relationship with LDEQ's Brownfields Initiative and Voluntary Remediation Program. We have successfully completed clean-up projects under this program, and have worked in partnership with them to refer prospective brownfields developers to the resources available through the State.

A partner which is critical to the success of the Baton Rouge Brownfields Program has been **Build Baton Rouge (formerly known as the East Baton Rouge Redevelopment Authority)**. Build Baton Rouge is a redevelopment organization whose mission is, "To transform the quality of life for all citizens who live, work and play in East Baton Rouge Parish by

returning blighted properties to productive use, fostering redevelopment through facilitating partnerships, and creating vibrant, globally competitive community while preserving character of place."

The Baton Rouge Brownfield Program has fostered a partnership with Build Baton Rouge that has succeeded in creating a pipeline for redevelopment in our Target Area. Build Baton Rouge identifies potential brownfield sites and either contacts prospective developers who are trying to assemble financing to make a project viable or takes title themselves as a bona fide prospective purchaser. Their early contact allows them to either market our Brownfields Program at an early stage to redevelopers that are considering locations for real estate projects, or benefit from the assessments directly.

Our Regional Partners

The Baton Rouge Brownfields Program participates in and supports the **Louisiana Brownfields Association (LBA)** which in turn assists our brownfield redevelopment activities. The LBA, through community outreach and education, promotes a wide array of Brownfields related goals,

BATON ROUGE BROWNFIELDS PROGRAM

objectives and initiatives, including environmental restoration, economic development and revitalization, natural resources preservation, enhancement of financial and regulatory incentives, and protection of human health. The LBA strives to accomplish this mission through a membership that includes developers, environmental agency representatives, urban and regional planners, environmental consultants, community leaders, lawyers, financial and insurance industry representatives, and other parties that promote brownfields redevelopment.

We are a member of the **South Louisiana Brownfields Coalition Revolving Loan Fund (BCRLF)**. The BCRLF provides low interest, short term financing for remediation and disposal at contaminated sites, either in loans to private, public, or non-profit entities, or to grants to public and non-profit entities. The BCRLF operates in a 16 parish areas that in addition to East Baton Rouge Parish, includes: South Central Planning and Development Commission district Assumption, Lafourche, St. Charles, St. James, St. John the Baptist and Terrebonne Parishes); Acadiana Regional Development District (Acadia, Evangeline,

Iberia, Lafayette, St. Landry, St. Martin, St. Mary and Vermillion Parishes); and the City of Lake Charles.

Our Community Partners

Community organizations have been critical to the success of the brownfields program. A variety of non-profit organizations such as community development corporations, housing non-profits, and neighborhood redevelopment organizations have worked in collaboration with us to redevelop properties and identify brownfield sites. These community organizations can provide a valuable connection to the communities most affected by brownfield sites in Baton Rouge.

BATON ROUGE BROWNFIELDS PROGRAM



Baton Rouge Area **Chamber**

*Leading Economic Development
in the Baton Rouge Area*



BATON ROUGE BROWNFIELDS PROGRAM

Circa 1857 Art, Antiques, Architecture Salvage 2003-2004

This property, located off of Government Street in Baton Rouge's Mid City, was formerly a service station and auto repair business and includes two masonry structures, built in the early 1930's. After sitting vacant for a number of years, the adjoining retail business *Circa 1857 Art and Architecture* began leasing the space to use as a storage facility.

The owners of *Circa 1857* became interested in redeveloping the property for additional retail spaces, artist studios and workspaces – but were concerned about the environmental legacy of its past uses and potential contamination from petroleum hazards.

The Baton Rouge brownfields program funded environmental site assessments that identified the extent and nature of the contamination at the site. Consultants completed a detailed historical records search, soil samples were taken from seven locations on the property, and a groundwater sample were taken and analyzed for hazardous substances. The assessments demonstrated that there was some historic soil contamination from underground storage tanks for gasoline – so qualified environmental professionals recommended solutions to protect the new owner and the public from any harm. In this case, during the redevelopment, an overlay of polymer modified concrete was added to the existing concrete slab and sealed – allowing safe reuse of the existing buildings.

Today, the building has been successfully incorporated into the larger *Circa 1857* complex of small businesses and is a good example of successful infill development through private sector investment. It was one of the early examples of a public-private partnership that resulted in significant improvements to this neighborhood. At present, The owners of *Circa 1857* are looking to add 30 loft apartments, retail and community arts space to the existing arts and antiques market. McGlynn has stated that the goal of the project at *Circa 1857* is to continue to stimulate the arts, culture and retail development by providing apartments for “starving artist” types who could use smaller spaces — 500 square feet to 1,200 square feet — to live and work.



BATON ROUGE BROWNFIELDS PROGRAM

Gloryland Baptist Church Glory Center 2002

This property is located on the north side of Greenwell Springs Road at its intersection with Choctaw Drive and Lobdell Boulevard. The eleven (11) acre site was formerly used as an auto repair facility, gas station, and a warehouse storing agricultural chemicals and had been vacant for many years. The vacant gasoline station structure was located on the property with two (2) service bays one of which contained a vehicle lift. Concrete pavement existed over the south of the structure and within the maintenance bays, and a vent stack from an underground storage tanks was visible on the northwest side of the structure.

Gloryland Missionary Baptist Church expressed interest in purchasing the property with plans of building a new worship center but was concerned about the environmental legacy of its past uses and resulting potential contamination. The Church had been in the community for over 50 years with congregation of approximately 750 members. Using this site as the location for a new facility would satisfy the goals of the church regarding expansion, staying in the immediate community, and enhancing the immediate area.

The Baton Rouge brownfields program funded environmental site assessments that identified the extent and nature of the contamination at the site. Consultants completed a Phase II assessment of the subject property. The assessment demonstrated that there was historic soil contamination from Benzene, Toluene and others chemicals that exceeded their respective LDEQ RECAP standards – so qualified environmental professionals recommended a plan to protect the new owner and the public from any harm. In this case, they were able to identify what areas of contaminated soil would need to be remediated before redevelopment could occur.

Today, the building has been successfully redeveloped into Gloryland Baptist Church Glory Center. The Church is actively involved in outreach ministry providing a wide array of social programs to the community including health services and a food bank.



BATON ROUGE BROWNFIELDS PROGRAM

Tessier Building

2012

The Tessier Building, the oldest commercial building in Baton Rouge and the first project funded by a loan from the South Louisiana Brownfields Coalition Revolving Loan Fund (BCRLF), has been completely renovated. This building located at 342, 346, and 348 Lafayette Street in downtown Baton Rouge, consists of three commercial and three residential units that are listed on the National Historic Registry and built to LEED standards.

The owners and developers of the Tessier Building, Dyke Nelson and David Weinstein, were able to access \$450,000 to cover a financing gap for environmental work through the BCRLF. With this gap financing secured, they were able to complete the work needed to bring the nearly 250 year old building in downtown Baton Rouge back into commerce.

Before being remediated and renovated, the two-story, Spanish-Colonial style Tessier Building had sat unoccupied for over 10 years. Built in 1764, it was the home and office of the first probate judge of Baton Rouge, and the site of a visit by the Marquis de Lafayette in 1825. The renovation was financed in part by state and local historic tax credits and other public and private sources, but considerable costs remained associated with environmental work that needed to be completed during restorations.

The building had considerable amounts of asbestos containing materials, including exterior roofing shingles and tar/mastic flat roofing, a majority of the interior wall, floor, and ceiling covering materials – totaling 36,845 square feet. Also lead-based paint was present on interior baseboards, wall and ceiling molding, frames, and exterior windows and window frames, walls of a portion of the second-story. BCRLF funds were used to encapsulate, enclose, and abate all of the asbestos and lead paint on the property. During its years of inactivity, mold growth had occurred due to moisture intrusion into the structure. This mold was thoroughly cleaned and disinfected, and the breaks and gaps in the structure were repaired.

The outcome of the remediation and renovation of the Tessier Building was a project that is economically and environmentally successful. The residential units were leased out within hours of being listed, and Nelson and Weinstein are maintaining a growing waiting list of interested leasers. The renovation was completed using many LEED design standards incorporated energy and sustainability into the design – the project is awaiting certification to what is hoped to be LEED gold certification. Energy costs in the Tessier Building are 20% to 30% below typical developments of its scale. Due to the successful outcome of the project, the same development team has started construction on the Lafayette House, a 4-story 16-unit condominium adjacent to the Tessier Building that is scheduled for completion in fall of 2013.



BATON ROUGE BROWNFIELDS PROGRAM

Mid City Redevelopment Alliance 2007-2010

This property, located at 419 North 19th street in Mid City area of Baton Rouge, had a long history of prior uses as a car dealership, machine shop and a cotton gin. The .6 acre site was being leased by the non-profit organization Mid City Redevelopment Alliance (MCRA) who used it as their headquarters and warehouse several years. The owner, Dillard's Inc., offered to donate the building to Mid City Redevelopment Alliance, but before that could occur, MCRA wanted to ensure that any lingering environmental concerns were investigated and addressed.

Mid City Redevelopment requested that the Baton Rouge Brownfields program provide an assessment of potential contamination because of their concern regarding the environmental legacy of its past uses. Plans to redevelop the site include expansion of warehouse space for building materials, more community meeting space, and an on-site tool lending library. These uses would allow Mid City Redevelopment Alliance to secure the long-term control of the building, and turn this space into a comprehensive asset for the community.

The Baton Rouge brownfields program funded several environmental site assessments that identified the extent and nature of the contamination at the site. Environmental engineers completed Phase I and Phase II assessments of the site which found there was some soil contamination resulting from several hydraulic lifts that were concreted in place under the floor of the warehouse and leaking hydraulic fluid. Also, lead paint and asbestos was found throughout the building.

With the assistance of the brownfields program, a clean-up plan was devised. A \$188,000 grant was given to the brownfields program from Louisiana Department of Environmental Quality (LDEQ), which allowed the clean-up plan to be carried out. Hydraulic lifts were removed from the floor, and contaminated soil was excavated and properly disposed of. Lead paint was sandblasted from the walls and ceilings leaving behind beautiful natural wood. Finally, tiles and ceiling panels containing asbestos were safely removed and disposed of. With the environmental remediation complete, MCRA was able to accept donation of the property and proceed with a multi-million dollar renovation plan. When carried out, this property will serve as an anchor and stimulus for neighborhood redevelopment throughout Mid City Baton Rouge.



BATON ROUGE BROWNFIELDS PROGRAM

North Boulevard Improvements Site 2002

The North Boulevard corridor between 10th and 19th Streets in Baton Rouge had been lined with some of the first gasoline stations and auto repair facilities in the city. Once a sign of a thriving economy, these stations began to shut down as downtown Baton Rouge lost many jobs and people began to move away from the core of the city to the suburbs. As a result the majority of these highly visible and centrally located properties that are highly were left vacant. Based on the historical information, most of the underground storage tanks still existed on the respective sites. Underground storage tanks have potential for contamination from petroleum releases. Thirty-one commercial properties were investigated for potential contamination.

The Baton Rouge brownfields program funded removal and cleanup of 22 underground storage tanks through the USTfields Grant Program to allow for a road widening construction project with an overpass over the railroad that bisects the corridor. The project was an important partnership with the US Environmental Protection Agency, the Louisiana Department of Environmental Quality (LDEQ) and the city. In this case, prior to the road construction, LDEQ issued a Certificate of Completion/No Further Action. The certificate signifies that the property is safe for the intended use and redevelopment and expansion can take place. Construction of the remaining roadway, medians, sidewalks, and street lighting continued after the environmental remediation was completed.

The North Boulevard Improvements Site project resulted in an enhanced gateway and added a bike lane to downtown. This infrastructure improvement has spurred additional redevelopment along the corridor, including multi-family residential developments that have brought much-needed high quality workforce housing to Mid City Baton Rouge and the downtown area.



BATON ROUGE BROWNFIELD SITES AND LEVERAGED RESULTS

Site	Site Name	Location	Former Use	Assessment Activities	Current Use	Leveraged Redevelopment	Leveraged Jobs
BR004	1936 Spain Street	Lot 4 & 5, Square 8, Fuqua & Lamon Town [19th and Spain]	Gas station/auto repair	Phase I & II	Retail, storage	\$321,137.41	3
BR051	1124-1140 North Boulevard	Formerly Lot 3,4,5, Square 3 or 208, Suburb Young	C&T's building contractor	Phase I & II	Road improvement	\$11,900,000	
BR054	1244 North Boulevard	Formerly Lot 3,4 Square 1, Lorente Town	Mac's auto body shop	Phase I & II	Road improvement		
BR059	1350 North Boulevard	Formerly Lot 36,37, Square 1 or 216, Bonnacaze	service station/car wash	Phase I & II	Road improvement		
BR060	105 S. 14th	Formerly Lot 1,50, portion of Lot 2, Square 2 or 217, Bonnacaze	Hue's meat & seafood processing	Phase I & II	Road improvement		
BR063	1503 North Boulevard	Formerly Lot 10,11, Square 16 or 126, Hickey Town	Defrance's marble & tile	Phase I & II	Road improvement		
BR064	1559 North Boulevard	Formerly Lot 7, Square 16 or 126, Hickey Town	Nolan Louis Texaco tire & service station	Phase I & II	Road improvement		
BR069	Heidelberg Hotel	Lot X-1; Square 1; Hickey Duncan & Mather Town (201 Lafayette)	Vacant	Consulting services	Hilton Hotel	\$8,758,000	5
BR072	2750 Nicholson Drive (Pelican Nest)	Lot X, Square 111, South Baton Rouge	Gas station/restaurant	Phase I & II, VRP investigation, cleanup planning	Vacant		
BR086	1545 North Boulevard	Formerly Lot 7,8,9, Square 15, Hickey Town	Warehouse	Phase I & II	Road improvement		
BR087	1717 North Boulevard	Formerly Lot 9,10,11 Square 17, Hickey Town	Sales	Phase I & II	Road improvement		
BR089	1801-1827 North Boulevard	Lots 9,10,11, Square 18, Hickey Town	Amusement company/ bakery warehouse/ cleaners/dry cleaners/ laundry	Phase I & II	Road improvement		
BR093	6627 Greenwell Springs Road [Gloryland Baptist Church]	Tract 1-A Ciro Spedale	Gas station/warehouse for agricultural chemicals	Phase I and assisted with some lab costs to improve a PII performed by others	Church	\$1,632,167	15

BATON ROUGE BROWNFIELD SITES AND LEVERAGED RESULTS

Site	Site Name	Location	Former Use	Assessment Activities	Current Use	Leveraged Redevelopment	Leveraged Jobs
BR098	Scenic Hwy at Winbourne (Istrouma Laundry)	Lot 1-6 & 11-14, Square 69, Suburb Istrouma	Dry cleaners & laundry	Phase I & II	Vacant		
BR102	Scenic Hwy at Harding Boulevard [7909 Scenic Highway]	Lots 5A1, 5A2, 5A3, Standard Hardware Supply Company Tract	Feed & seed supply/oil well supply/construction/pest control/office	Consulting assistance	Apartments	\$1,471,700	1
BR104	Capital Park CDC	Lots 4-8, Square 1, Progress Park	Residential/used car lot/office	Phase I	Single family homes	\$200,000	
BR106	East Washington Street	Lot 1, Square 5, South Baton Rouge [1413 E. Washington St]	Gas station	Phase I	Vacant		
BR107	Capital Park CDC	Lots 5-8, Square 14, Richmond Park	Vacant	Phase I	Vacant		
BR108	former Gillespie Lumber (Hope CDC)	Tract B-1 C.C Bird Property [5321 Greenwell Springs Road]	Lumber yard/convenience store, possible service station, office space	Phase I, Phase II	Fire station	\$2,600,000	20
BR111	216 S. 19th Street	Lots 8 & 9, Square 6, Fuqua and Lamon Town	Auto Repair Shop, Book Store	Phase I	Furniture Store	\$60,000	1
BR112	Florida at Ardenwood (former Sears)	6201 Florida Boulevard (BREC Headquarters))	Gas station	Consulting assistance	Shopping Center	\$1,291,833	
BR113	1705 Highland Road (HOPE VI)	Lot 14-19, C & 21, Section 1, Johnstown Subdivision	Gas station/auto repair/car wash/tire sales	Phase I & II, VRP investigation, cleanup planning	Ready for redevelopment	\$160,000	
BR119	1320 Highland Rd (OSBR)	Formerly 3 undefined lots and Lot 3, Square 279, Suburb Magnolia (now Tract A1)	Gas station, auto repair	Phase I & II, VRP investigation, cleanup planning	ISPUD 5-09	\$800,000	
BR120	419 N 19th Street	Lot 1,2,3, Square 25, Buhler Town	Car dealership/auto shop, cotton/moss gin	Phase I & II, VRP investigation, cleanup planning	Office/warehouse	\$200,000	
BR122	Lots 389, 390, 391 77th Avenue	Lots 389,390,391, Section 3, Southern Heights, 2nd Filing	Adjacent to gas station and dry cleaners	Phase I	ISPUD 5-09	\$300,000	
BR124	Lot 150, Glen Oaks Place	Mickens Road & Caprice Drive	Adjacent to gas station with UST's	SER, Phase I, Phase II	Vacant		

BATON ROUGE BROWNFIELD SITES AND LEVERAGED RESULTS

Site	Site Name	Location	Former Use	Assessment Activities	Current Use	Leveraged Redevelop-	Lever-aged Jobs
BR126	Lots 12-16, Sq 1, Edgewood Lawn subdivision	795 N 23rd Street	Residential; adjacent to dry cleaners	Phase I	Vacant		
BR131	O'Brien House Campus	1217-1237 Laurel Street	Baton Rouge Gas Works	SER, Phase I & II, & RE-CAP	Dormitory/ office use/ parking	\$300,000	5
BR133	former shopping center at 1644 Nicholson Drive	Lot 11A & 12-20 Jessie L. Webb Subdivision [1644 Nicholson Drive]	Dry Cleaners, shopping center, truck rental	Consulting assistance, sent to TBA, assisted with consulting	Vacant		
BR134	North 32nd and North Street	Lots 1-4, Square 2, Richmond Park	Former electrical substation	SER, Phase I, Phase II	Vacant		
BR144	1320 Highland	formerly 3 undefined lots and Lot 3, Square 279, Suburb Magnolia (now Tract A1)	Adjacent gas station	Phase I, Phase II	Vacant		
BR156	Pearl McMahon Tract, Highland Road	Formerly Lot 4, Square 279, Magnolia Sub [Tract 1A]	Adjacent gas station	Phase I, Phase II	Vacant		
BR158	Holiday Helpers, Highland Road	Formerly Lot 4, 5, 6, Square 279, Magnolia Subdivision [Tract 1A]	Adjacent gas station	Phase I, Phase II	Vacant		
BR159	Nicholson Dr. at Oklahoma Street	Lot 1 thru 12 Nicholson Rows (formerly Suburb Magnolia)	Auto repair	Phase I, Phase II	Vacant	\$700,000	
BR160	2501 Florida Street	Lot 7A, 9A, 9b, 11-116, Square 1-4, Duchien Place	Auto repair; adjacent dry cleaner	Phase I, Phase II	Vacant		
BR161	East Spanish Town Site A	Lot 3, 4, 10-14, unnumbered sq., Blouin Heights [7 lots on west side of Canal Street between Main and North]	Residential/ vacant	Phase I, Phase II	Vacant		
BR162	East Spanish Town Site B	Sq. 49, Suburb Nicaragua [20 lots on east side of Canal Street between Main and North]	Residential/ vacant	Phase I, Phase II	Vacant		
BR163	East Spanish Town Site C	Lot 1-10, Section 2, Basler Place [10 lots at Spanish Town Road & 11th st.]	Residential/ vacant	Phase I, Phase II	Vacant		
BR164	East Spanish Town Site D	Lot 1-10, Sq 297, Elysian Fields; Lot 13-18, Sq 298, Elysian Fields; Lot A, B1, Lot 1-9 & Und Lot of Old Spanish Town [approx. 25 lots b/t Spanish Town Road and North Street on 11th St.]	Residential/ vacant	Phase I, Phase II	ISPUD 2-11	\$9,400,000	5

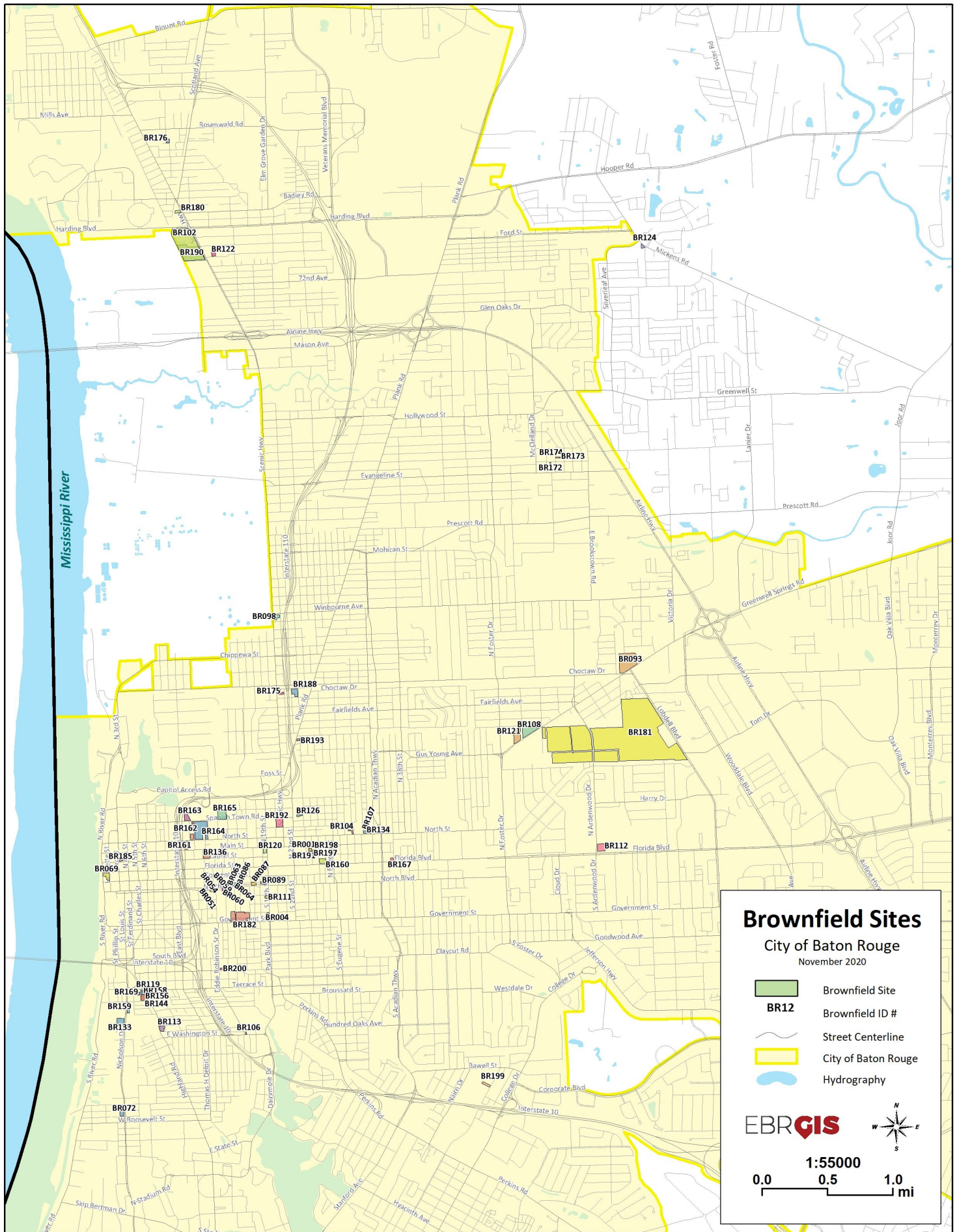
BATON ROUGE BROWNFIELD SITES AND LEVERAGED RESULTS

Site	Site Name	Location	Former Use	Assessment Activities	Current Use	Leveraged Redevelopment	Leveraged Jobs
BR165	East Spanish Town Site E	Square 11, Suburb Gracie [12 lots b/t 15th Street and 14th St. on Spanish Town Road]	Residential/vacant	Phase I, Phase II	Vacant		
BR167	Adco Transmission	Lots 7,8,9,10; Square 9; Magnolia Subdivision [3575 Florida]	Auto repair	Phase I	Vacant		
BR169	Duane and Glacier Street Sites	Lots 9-16, Square 280, Suburb Magnolia	Residential	Phase I	Vacant		
BR172	5756 Byron Street (EBRRA)	Lot 13, Square 1, White Plains Subdivision	Residential	Phase I	Vacant		
BR173	4855 Enterprise Street (EBRRA)	Lot 7, Square 9, White Plains Subdivision	Residential	Phase I	Vacant		
BR174	4854 Broadway Street (EBRRA)	Lot 16, Square 9, White Plains Subdivision	Residential	Phase I	Vacant		
BR175	2312 Scenic Hwy	Lot 1, 2, 3, 4, n1/2 of 5, n1/2 of 12 & 13; sq 19 Istroma Subdivision	Industrial	Phase I	Warehouse		
BR176	Chinn Street Lots (EBRRA)	Lot 7-11 & 14-18 NBR Subdivision	Residential	Phase I	Single family homes	\$160,000	
BR180	EBRRA Scenic & Southern	8231, 8200-8300 Scenic Hwy	Commercial/vacant	Phase I	Gas station	\$207,178	5
BR181	Smiley Heights	Vacant – No Address Assigned	Vacant	Phase I, Phase II	Vacant		
BR182	1509 Government Street	1509 Government St	Industrial	Phase I & II, VRP investigation, clean-up planning	Vacant		
BR185	Commerce Building	333 Laurel Street	Vacant	Phase 2 and	Mixed use	\$12,700,000	
BR188	Tecumseh	2355 Tecumseh St.	Storage	Phase 1 & 2	Warehouse		
BR190	Shada Plantation	7801T Scenic Highway	Vacant	Phase 1 & 2	Vacant		
BR191	N. 24th Street	407,415,421,435,449, 400-500 N. 24th St.	Auto repair	Phase 1 & 2	Vacant		
BR192	Scenic Highway	749 & 759 Scenic Hwy	Auto repair	Phase 1 & 2	Vacant		
BR193	Plank Road	1750 Plank Road	Gas station	Phase 1	Vacant		
BR195	Multi Site Corridor Plank Road	Plank Road Corridor	Dry cleaners, auto repair, filling stations	Phase 2	Vacant		
BR196	233 N. 26th Street	N. 26th Street	Vacant	Phase 1 & 2	Vacant		
BR197	406 N. 24th Street	406 N. 24th Street	Vacant	Phase 1	Residential		
BR198	420 N. 25th Street	420 N. 25th Street	Residential	Phase 1	Residential		
BR199	New Gideon	2626 Balis Drive	Dry cleaners	Phase 1	Church		
BR200	Hotel Lincoln	400 Eddie Robinson Drive	Hotel	Phase 1 & 2	Unoccupied		

TOTAL:

\$53,207,015.41

65



**Parish of East Baton Rouge
Planning Commission**

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